

006.A

0004

0008.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
494,600 / 494,600
494,600 / 494,600
494,600 / 494,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		ORVIS RD, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: DITTEMORE SARAH C/ TRUSTEE		
Owner 2: SARAH CATHERINE DITTEMORE		
Owner 3: REVOCABLE TRUST		
Street 1: 39 ORVIS RD UNIT 2		
Street 2:		

Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER		
Owner 1: DITTEMORE SARAH -		
Owner 2: -		
Street 1: 39 ORVIS RD UNIT 2		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION		
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Wood Shingle Exterior and 1262 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.		

OTHER ASSESSMENTS		
Code	Descrip/No	Amount
		Com. Int

PROPERTY FACTORS		
Item	Code	Description
Z	R2	TWO FAMIL
o		100
n		water
		Sewer
		Electri
Census:		Exempt
Flood Haz:		
D		Topo
s		Street
t		Gas:

LAND SECTION (First 7 lines only)		
Use	Description	LUC
Code	Fact	No of Units
102	Condo	0
		Sq. Ft.
		Site
		0
		0.00

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	494,600			494,600		210432
							GIS Ref
							GIS Ref
							Insp Date
							07/30/18

Total Card	0.000	494,600		494,600	Entered Lot Size
Total Parcel	0.000	494,600		494,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	391.92	/Parcel: 391.9

Land Unit Type:

Parcel ID 006.A-0004-0008.0

!14414!

PRINT Date Time

12/11/20 04:16:17

LAST REV Date Time

10/24/18 12:09:02

mmcmakin

14414

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			ATTIC ACCESS THROUGH SCUTTLE.												
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 2 - Conc. Block				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath:	Rating:															
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:															
Sec Wall:		%		OthrFix:	Rating:															
Roof Struct: 1 - Gable				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1												
Color: BLUE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir: N - NONE				Frl:	Rating:															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C - Average				CONDOS INFORMATION																
Year Blt: 1910	Eff Yr Blt:			Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct: G10		Fact: .		Floor: 2 - 2nd Floor																
Const Mod:				% Own: 51.830001831																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	6	2								
Sec Int Wall:		%		Economic:		%		Additions:												
Partition: T - Typical				Special:		%		Kitchen:												
Prim Floors: 3 - Hardwood				Override:		%		Baths:												
Sec Floors:		%		Total:	26.4 %			Plumbing:												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ: 295.00				Heating:												
Bsmnt Gar:				Size Adj.: 1.35000002				General:												
Electric: 3 - Typical				Const Adj.: 0.98990101				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL				
Insulation: 2 - Typical				Adj \$ / SQ: 394.228				Rate	Parcel ID	Typ	Date	Sale Price								
Int vs Ext: S				Other Features: 62500																
Heat Fuel: 1 - Oil				Grade Factor: 1.00																
Heat Type: 3 - Forced H/W				NBHD Inf: 1.20000005																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100		% AC:		LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO			Adj Total: 672019																
% Com Wall:	% Sprinkled:			Depreciation: 177413																
				Depreciated Total: 494606																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 006.A-0004-0008.0												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:						